



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

SECOND MEETING
September 20, 2010
1009-DP-09 & 1009-SPP-02
Exhibit 1

PETITION NUMBER:	1009-DP-09 & 1009-SPP-02	
SUBJECT SITE ADDRESS:	680 Wendover Avenue	
PETITIONER:	Herman & Kittle Properties	
REQUEST:	Development Plan Review and Primary Plat Review of a proposed 132 unit multi-family development.	
CURRENT ZONING:	Maple Knoll PUD	
CURRENT LAND USE:	Vacant	
APPROXIMATE ACREAGE:	10 acres	
STAFF REVIEWER:	Kevin M. Todd, AICP	
ZONING HISTORY	0505-PUD-03	Amended Maple Knoll PUD Ordinance (Ord. 05-22) <i>Approved</i>
	0403-PUD-02	Maple Knoll PUD Ordinance (Ord. 04-02) <i>Approved</i>
EXHIBITS:	Exhibit 1, Staff Report Exhibit 2, TAC Letters Exhibit 3, Petitioner’s Plans	

PETITION HISTORY

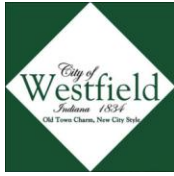
This petition was reviewed by the Technical Advisory Committee on August 24, 2010, and it received a public hearing on September 7, 2010 at the Advisory Plan Commission (the "APC") Meeting.

PROCEDURAL

- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
- The APC may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.

PROJECT DESCRIPTION

The proposed development plan is for the construction of a new multi-family development. The proposal calls for 132 units, garage structures, and a clubhouse (the "Project"). The site is located in the Mixed-Use District of the Maple Knoll PUD and is immediately west of the Maple Knoll Apartments (the "Property"). The Property abuts the Midland Trace Trail (to the north), and the construction of the trail is included with the Project. The residential buildings and the clubhouse building are proposed to be finished primarily with brick.



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1. Zoning District Standards (WC 16.04.165, C 1)

MAPLE KNOLL PUD STANDARDS

Sections and subsections of the PUD omitted from this report include development standards which are not applicable to this development.

	<u>PROPOSED</u>	<u>STATUS</u>
<u>Section 10 – Size and Dimensions of Districts</u> (From Maple Knoll PUD)		
10.1 Maximum number of Residences within Multi-Use District = 733	Existing: 300 Proposed: 132 Total: 432	Compliant
10.4 Maximum number of Residences within Maple Knoll = 1,800	Existing: 741 Proposed: 132 Total: 873	Compliant
<u>Section 11 – Permitted Uses</u> (Refer to Exhibit 12 of Maple Knoll PUD)		
Exhibit 12. Use Table	Multi-family Dwelling	Compliant
<u>Section 12.2 – Development and Architectural Standards</u> (Refer to Exhibit 14 of Maple Knoll PUD)		
<u>Exhibit 14. Development and Architectural Standards – Mixed Use District</u> (From Maple Knoll PUD)		
I. Lots		
I 1. Lots to have frontage on public or Private street; can be accessed from front, side or rear yard	Lot has frontage and accessibility on Wendover Avenue	Compliant
I 2. Minimum lot width at building line (20 feet)	440 feet	Compliant
I 3. Minimum lot width at street (20 feet)	440 feet	Compliant
I 4. Minimum lot depth (60 feet)	990 feet	Compliant
I 5. Minimum lot area (1,000 square feet)	435,600 square feet	Compliant
I 6. Front setback (0-80 feet)	194 feet	Compliant
I 7. Minimum side setback (0 feet)	West: 15 feet East: 33 feet	Compliant
I 8. Minimum rear setback (0 feet)	48 feet	Compliant
I 9. No building to be located closer than 30 feet to Springmill Road	Entire property is located greater than 30 feet from Springmill Road	Compliant



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II. Nonresidential Buildings (clubhouse building)		
II 1. Maximum building height = 35 feet	15 feet	Compliant
II 2. Minimum building separation = 12 feet (detached)	42 feet	Compliant
II 3. Exterior Materials and Colors		
II 3 a. Buildings to consist of a combination of masonry, glass, composite and wood products	Brick veneer & hardy-fiber cement siding	Compliant
II 3 b. Exterior building materials not to consist of smooth faced concrete block, tilt-up concrete blocks, prefabricated steel panels, vinyl siding, aluminum siding	Brick veneer & hardy-fiber cement siding	Compliant
II 3 c. Exterior façade and trim colors to be low reflectance and selected from a color palette authorized by the Developer	Color palette submitted; authorization letter from the Developer received	Compliant
II 4. Facades		
II 4 b. Facades greater than 12 feet long (measured horizontally) require 20% fenestration	At least 21% fenestration on all elevations	Compliant
II 4 d. Façades to include a repeating pattern that includes no less than 3 of the following: color change, texture change, material change, fenestration change or profile change	Color change, texture change, material change evident on elevations	Compliant
II 5. Roofs		
II 5 a. Roof profiles to be gabled, hip, or parapet	Gabled roof	Compliant
II 5 b. Roof materials to be asphalt or fiberglass shingles, standing seam metal, composite or trim PVC	Asphalt shingles	Compliant
II 6. Exterior mechanicals to be screened or hidden from all sides	Screened by landscaping/fence	Compliant
II 7. The rear of non-residential buildings not to face Springmill Road	Rear elevation not facing Springmill Road	Compliant



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III. Residences			
III 1. Attached Residences			
III 1 a. Front elevations shall be 50% masonry	69% masonry	Compliant	
III 1 b. Asphalt/fiberglass shingles allowed	Asphalt shingles	Compliant	
III 1 c. Rooftop canopy and telecommunication equipment: fully screened on all sides	Canopy and telecommunication equipment not mounted to roof	Compliant	
III 1 e. Pitched roofs: minimum of 6:12	6:12 pitch	Compliant	
III 1 f. Vinyl siding is permitted (0.044 ASTM D3679 Class I)	Vinyl siding is used, 0.044 ASTM D3679 Class I)	Compliant	
III 1 g. All utility panels to be screened or located in an area not visible from public ROW	Utility panels not visible from ROW	Compliant	
III 1 h. Detached garages allowed; architecture to be compatible with primary building	Detached garages depicted on plans; 6:12 roof pitch; vinyl siding; brick veneer corners; shingled roof	Compliant	
III 1 i. Rear elevation of residences visible from Springmill Road not to be parallel to Springmill Road	Rear elevations will not be visible to Springmill Road	Compliant	
Section 13 – Landscaping (From Maple Knoll PUD)			
13.3. Evergreen trees may be substituted in lieu of evergreen shrubs (1 tree: 3 shrubs)	Acknowledged	Compliant	
Exhibit 17 – Landscaping Standards (Taken from WC 16.06)			
	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>+/-</u>
On-Site and Street Frontage Standards (WC 16.06.050)			
A 1. Yards, setback area, and green space to be landscaped with live vegetation		Landscape Plan depicts sod and plants within yards, setback areas and	Compliant



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		greenspace.		
A 2. On-Site requirements				
<ul style="list-style-type: none">*Shade Trees (1 per dwelling unit=132)	1 per dwelling unit = 132	137 provided	Compliant	
<ul style="list-style-type: none">*Ornamental/evergreen trees (1 per dwelling unit=132)	1 per dwelling unit = 132	133 provided	Compliant	
<ul style="list-style-type: none">Shrubs (4 per dwelling unit=528) <p><i>* Shade, ornamental and evergreen tree types confirmed via the Missouri Botanical Garden website – mobot.org</i></p>	4 per dwelling unit = 528	538 provided	Compliant	
B. Road frontage requirements	1 shade tree per 30 linear feet=15 shade trees	17 proposed	Compliant	
Buffer Yard Requirements (WC 16.06.060)				
	<u>REQUIRED</u>	<u>PROPOSED</u>		
G. Buffer yards not required between uses within planned developments	Northern buffer yard is not required, pending right-of-way is dedicated for the Midland Trace Trail.		Compliant	
Parking Area Landscaping (WC 16.06.070)				
A. Interior Parking Lot Landscaping				
	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>+/-</u>	
A 1. Required area (50 or more spaces=10%) 264 spaces depicted on plans; 52,880 sq. ft. of parking lot area	5,280 sq. ft.	8,680 sq. ft.	Compliant	
A 2. Parking Lot Islands				
	<u>PROPOSED</u>	<u>STATUS</u>		
A 2 b. Minimum of 120 square feet in area and at least 7 feet in width from the back of curb; curb must be at least 6 inches	Islands depicted in plan are at least 120 square feet in area and 7 feet in width; curbing depicted		Compliant	



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A 2 d. Interior landscaped area are to limit unbroken rows of parking spaces to a maximum of 200 feet	Largest span of unbroken parking is 150 feet	Compliant	
A 2 e. Parking lot islands to include at least 1 tree and 4 shrubs	All islands have 1 tree and 4 shrubs	Compliant	
A 2 f. Landscaping within parking lot islands may not obstruct line of sight for vehicles <i>No tree or shrub planting to obstruct elevations between 3 and 12 feet within 10 feet of driveway intersections per WC 16.04.230,2v.</i>	Acknowledged	Not reviewed at the plan review stage; but monitored by Code Enforcement, as necessary.	
B. Perimeter Parking Lot Landscaping			
B 1 a. Perimeter landscaping required for lots with 10 or more spaces where: <ul style="list-style-type: none"> • Parking lot is in a required yard • Parking lot is located within 20 feet of ROW line 	<ul style="list-style-type: none"> • Parking is not within a required yard • Parking lot is not within 20 feet of ROW line 	Perimeter parking lot landscaping not required, Compliant	
<u>Section 14 – Signage</u> (From Maple Knoll PUD) Sign review and approval will be reviewed administratively under a separate application and review process.			
<u>Section 15 – Lighting</u> (Refer to Exhibit 19 of Maple Knoll PUD)			
Exhibit 19. Lighting Standards (Taken from WC 16.07.010)			
E. General Lighting Standards			
E 1. Fully shielded, directed downward	Fully shielded, directed downward	Compliant	
E 2. Directed away from reflective surfaces	NA	Not reviewed at the plan review stage; but monitored by Code Enforcement,	



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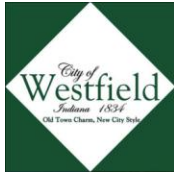
		as necessary.	
E 3. Directed away from adjacent property and ROW	NA	Not reviewed at the plan review stage; but monitored by Code Enforcement, as necessary.	
E 4. Max. pole height – 25'	16 feet	Compliant	
E 5. Fixtures meet building code	Fixtures meet building code	Compliant	
F. Multi-Family Residential, Commercial and Industrial Standards			
F 1. Light emitting surface not visible from residential area or ROW	NA	Not reviewed at the plan review stage; but monitored by Code Enforcement, as necessary.	
F 2. Foot-candle measurements – 0.5 at residential property line; 1.0 at non-residential property line	Lighting analysis depicts foot-candle measurements at 0.0 at all property lines	Compliant	
F 3. Shield, adjustable reflector & non-protruding diffuser	Shield, adjustable reflector & non-protruding diffuser	Compliant	
F 5. Under-canopy & under-awning lights – not illuminate canopy or awning	NA	Not reviewed at the plan review stage; but monitored by Code Enforcement, as necessary.	

Section 16 – Parking (Refer to Exhibit 20 of Maple Knoll PUD)

Exhibit 20. Parking Provisions (Taken from Maple Knoll PUD)

II. Off-Street Parking

II 1. Parking outside of public right-of-way in designated lots, garages, driveways	Parking is outside of public right-of-way in garages and/or driveways	Compliant
II 2. Parking spaces accessed directly by serviceway or thoroughfare	Parking is directly accessed by private driveway	Compliant
II 3. Off-street parking solely for the parking of passenger vehicles (residences: occupants and visitors)	Acknowledged	Not reviewed at the plan review stage; but monitored by Code Enforcement, as



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		necessary.
II 4. Size of Parking Spaces		
II 4 c. Private Driveways, Pads, & Garages (8 feet wide by 18 feet long)	10 feet wide by 20 feet long	Compliant
II 5. Orientation of Parking Spaces		
II 5 c. Perpendicular: 90 degrees to aisle or driveway	90 degrees to driveway	Compliant
II 6. Moving Lane Width		
II 6 c. Perpendicular Parking: 11 feet in width	24 feet (or 12 feet per lane)	Compliant
II 7. Parking areas improved with compacted gravel/stone base no less than 4 inches thick and surfaced with dustless material	6 inch base (minimum); asphalt surface	Compliant
IV. Handicapped Parking - to comply with state standards (IC 5-16-9) = 7 required	7 depicted	Compliant
VI. Required Spaces		
VI 3. Residential: 2 spaces per dwelling (132 dwellings=264 required spaces)	264 parking spaces	Compliant
<u>Section 18 – Open Space/Trails</u> (Taken from the Maple Knoll PUD)		
<ul style="list-style-type: none"> Any portion or segment of the Midland Trace Trail to be 25 feet, with a 12 foot wide paved trail width 	<ul style="list-style-type: none"> Plans depict 25 foot half right-of-way for Midland Trace Trail; 12-foot asphalt trail 	<ul style="list-style-type: none"> Compliant
<u>2. Overlay District Standards</u> (WC 16.04.165, C 2)		
The Property does not fall within an overlay district.		



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3. Subdivision Control Ordinance (WC 16.04.165, C 3)

PRELIMINARY PLAT REQUIREMENTS (WC 16.04.220)

B 1. Location map including the following:		
<ul style="list-style-type: none"> • Subdivision name and location 	<ul style="list-style-type: none"> • The Commons at Springmill; 680 Wendover Avenue 	<ul style="list-style-type: none"> • Compliant
<ul style="list-style-type: none"> • Related street(s) 	<ul style="list-style-type: none"> • East 169th Street, Springmill Road, Ditch Road and State Road 32 depicted 	<ul style="list-style-type: none"> • Compliant
<ul style="list-style-type: none"> • Existing elementary and high schools, parks and playgrounds available to serve the area 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • Title, scale, north point and date 	<ul style="list-style-type: none"> • Title, scale, north arrow and date depicted 	<ul style="list-style-type: none"> • Compliant
<ul style="list-style-type: none"> • Land use adjacent to subdivision and owners names 	<ul style="list-style-type: none"> • Adjacent land use types are depicted 	<ul style="list-style-type: none"> • Compliant



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B 2. Preliminary plat to show the following:		
<ul style="list-style-type: none"> Proposed name of subdivision 	<ul style="list-style-type: none"> The Commons at Springmill 	<ul style="list-style-type: none"> Compliant
<ul style="list-style-type: none"> Name and address of the owner and land planner 	<ul style="list-style-type: none"> Herman and Kittle Properties (owner) and Weihe Engineers (planner); addresses provided 	<ul style="list-style-type: none"> Compliant
<ul style="list-style-type: none"> Streets, curbs and crosswalks on and adjoining the site with widths 	<ul style="list-style-type: none"> Public streets, curbs and sidewalks depicted 	<ul style="list-style-type: none"> Compliant
<ul style="list-style-type: none"> Easements – locations, widths and purpose 	<ul style="list-style-type: none"> Easements depicted 	<ul style="list-style-type: none"> Compliant
<ul style="list-style-type: none"> Statement concerning the location and approximate size or capacity of utilities to be installed 	<ul style="list-style-type: none"> Information provided on development plan 	<ul style="list-style-type: none"> Compliant
<ul style="list-style-type: none"> Layout of lots 	<ul style="list-style-type: none"> 1 Block, 2 Phases 	<ul style="list-style-type: none"> Compliant
<ul style="list-style-type: none"> Parcels of land reserved or dedicated for schools, parks, playgrounds, or other public/semi-public community services 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Compliant
<ul style="list-style-type: none"> Contour lines 	<ul style="list-style-type: none"> Contour lines provided on development plan 	<ul style="list-style-type: none"> Compliant
<ul style="list-style-type: none"> Tract boundary lines 	<ul style="list-style-type: none"> Boundary lines provided 	<ul style="list-style-type: none"> Compliant
<ul style="list-style-type: none"> Building setback lines 	<ul style="list-style-type: none"> Setback line depicted 	<ul style="list-style-type: none"> Compliant



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<ul style="list-style-type: none"> • Legend and notes • Drawing indicating proposed method of drainage for storm sewers and other surface water drainage • Scale (1:50 or 1:100), North Arrow, Date • Soil survey • A statement from the Westfield Department of Public Works concerning rights-of-way, road/roadside improvements and drainage, entrances, and culvert pipes • Statement from the County Drainage Board concerning easements, right-of-way, permits, etc 	<ul style="list-style-type: none"> • Notes depicted • Depicted on development plan • North arrow and date included; scale=1:50 • Soil survey provided • Coordinating with WPWD • Coordinating with WPWD 	<ul style="list-style-type: none"> • Compliant • Compliant • Compliant • Compliant • Coordinating with WPWD; this should not delay APC approval • Coordinating with HCSO; this should not delay APC approval
B 3. Description of protective covenants or private restrictions to be incorporated in the plat	None provided	Required at final plat; this should not delay APC approval

4. Development Plan Ordinance (WC 16.04.165, D 3)

a. Site Access & Circulation

a 1. Access shall comply with INDOT Driveway Permit Manual	Access is from Wendover Avenue	Compliant
a 2. Access locations shall provide for the safe efficient movement of vehicular and pedestrian traffic to and from proposed development	Developer is constructing roadway and sidewalk extension at Wendover Avenue	Compliant
a 3. Site circulation patterns to be designed to minimize conflicts between vehicular and pedestrian traffic	Crosswalks within the development	Compliant



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b. Landscaping – See MAPLE KNOLL PUD STANDARDS, Section 13

c. Lighting Standards– See MAPLE KNOLL PUD STANDARDS, Section 15

d. Signs – See MAPLE KNOLL PUD STANDARDS, Section 14

e. Building Orientation

e 1. Building's façade visible from public street or oriented to a Residential District to be of finished façade	Elevations provided depict finished façade	Compliant
e 2. Loading spaces/docks not to face public street or Residential District	NA	NA
e 3. No outside storage	NA	NA
e 4. Roof mounted equipment to be completely enclosed; ground mounted equipment to be landscaped on all sides	No roof-mounted equipment; ground mounted is screened	Compliant

f. Building Materials – See MAPLE KNOLL PUD STANDARDS, Section 12

5. Comprehensive Plan Compliance (WC 16.04.165, C 5)

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential. The Comprehensive Plan identifies institutional uses, recreational uses, and both attached and detached residential dwellings as appropriate in the Suburban Residential area. The Commons at Springmill is an attached residential development and complements the recommended uses for this area, as outlined in the Comprehensive Plan.

6. Street and Highway Access (WC 16.04.165, C 6)

The Property will be accessed by Wendover Avenue. The extension of Wendover Avenue from the Maple Knoll Apartments to Maple Village is currently under construction.

7. Street and Highway Capacity (WC 16.04.165, C 7)

The size of the Project does not warrant a traffic impact study.

8. Utility Capacity (WC 16.04.165, C 8)

There is sufficient capacity and availability of utilities to accommodate the Project.



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9. Traffic Circulation Compatibility (WC 16.04.165, C 9)

The site access and circulation are compatible with nearby existing and planned development.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential. The Comprehensive Plan identifies institutional uses, recreational uses, and both attached and detached residential dwellings as appropriate in the Suburban Residential area. The Commons at Springmill is an attached residential development and complements the recommended uses for this area, as outlined in the Comprehensive Plan.

Thoroughfare Plan-Feb 2007, Amended July 2010

The Westfield Thoroughfare Plan classifies Wendover Avenue as a “Local Road or Street”. The plans provided depict that Wendover Avenue will be extended to the Property and maintain the existing right-of-way of 50 feet.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is adjacent (to the north) to the Midland Trace Trail (the “Trail”). The plans provided depict right-of-way for the Trail.

Water & Sewer System

Water and sewer services run adjacent to Wendover Avenue and would provide acceptable levels of service to the Property.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.



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Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	08/02/10	-	Submitted
Fees	08/02/10	-	Paid
Legal Description	08/02/10	-	Submitted
Consent Form	09/17/10	-	Submitted
Preliminary Plat	08/11/10	-	Submitted
Location Map	08/11/10	-	Submitted
Site Plan	08/11/10	-	Submitted
Landscape Plan	08/11/10	-	Submitted
Sign Plan	NA	-	NA
Lighting Plan	08/11/10	-	Submitted
Building Elevations	08/11/10	-	Submitted
Access & Circulation	08/11/10	-	Submitted
Traffic Impact Study	NA	-	NA

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	07/13/10	Meeting Held
TAC	08/24/09	Meeting Held
Notice - Sign on site	08/27/10	Posted
Notice- Newspaper	08/27/10	Published
Notice -Mail	08/27/10	Postmarked

STAFF RECOMMENDATION

1. Delegate approval of the Final Plat to the Westfield Community Development Department Staff.
2. Approve 1009-DP-09 & 1009-SPP-02 with the following condition:
 - a. That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of a building permit.

KMT